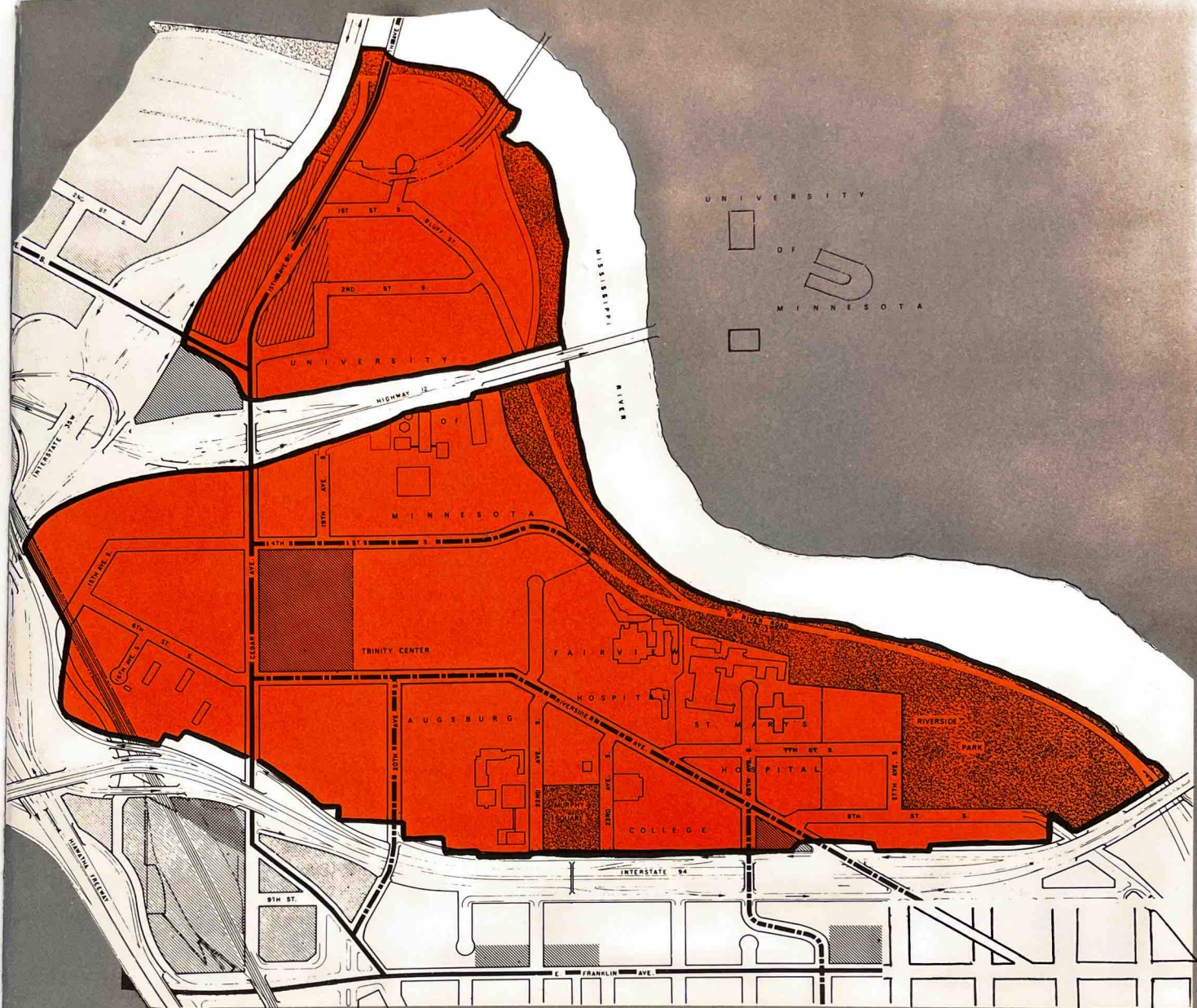


SCMC M/A 2014.04.07 CEDAR-RIVERSIDE URBAN RENEWAL PLAN; 1968
1972
FOLDER #1



CEDAR-RIVERSIDE

URBAN RENEWAL PLAN

MARCH 1, 1968
Revised September 12, 1968

mhra MINNEAPOLIS HOUSING AND REDEVELOPMENT AUTHORITY
217 SOUTH THIRD STREET MINNEAPOLIS MINNESOTA 55401

CEDAR-RIVERSIDE URBAN RENEWAL PLAN

A. Table of Contents

B. Description of Project

1. Boundaries of the Urban Renewal Area

Legal Description

Project Boundary Map - Map 1

2. Urban Renewal Plan Objectives

3. Types of Proposed Renewal Action

C. Land Use Plan

1. Land Use Map - Map 2

2. Land Use Provisions and Building Requirements

D. Project Proposals

1. Land Acquisition

Property Acquisition Map - Map 3

2. Rehabilitation and Conservation

3. Statement of Proposals to Provide Low- and Moderate-Cost Housing

4. Redevelopers' Obligations

5. Underground Utility Lines

E. Other Provisions Necessary to Meet State and Local Requirements

1. Relocation

2. Official Action to Carry Out the Urban Renewal Plan

F. Procedure for Changes in Approved Plan

G. Redevelopment Plan

1. Boundaries of the Urban Renewal Area - Legal Description

Beginning at the intersection of the north right-of-way line of Interstate Highway #94 and the west shoreline of the Mississippi River;

Thence westerly along the said northerly right-of-way lines to the northeasterly right-of-way of the Chicago, Milwaukee, St. Paul, and Pacific Railway, said point of intersection being on the southeasterly line of Lot 6, Block 26, Atwater's Addition to the Town of Minneapolis;

Thence northeasterly along the southeasterly line of said Lot 6 to the northeasterly corner thereof;

Thence northwesterly along the northeasterly line of said Lot 6 and its extension to the southwesterly corner of Lot 9, Block 25, said Addition;

Thence northeasterly along the northwesterly line of said Lot 9 and the extension thereof to the northeasterly line of Seventh Street South;

Thence northwesterly along the northeasterly line of Seventh Street South to the southeasterly line of 15th Avenue South;

Thence northeasterly along the southeasterly line of 15th Avenue South to the southwesterly right-of-way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad;

Thence northwesterly along said southwesterly right-of-way line to the southeasterly line of 14th Avenue South;

R 213 B. 1. Boundaries of the Urban Renewal Area - Legal
Description (cont.)

Thence northeasterly along the southeasterly line of 14th Avenue South to the northeasterly line of Third Street South;

Thence southeasterly along the northeasterly line of Third Street South 66 feet more or less to the southeasterly right-of-way line of Interstate Highway #35 W;

Thence northeasterly along the southeasterly line of Interstate Highway #35 W to the Mississippi River;

Thence easterly and southerly along the Mississippi River to the point of beginning.

All as shown on R 213 (1), Map #1, attached hereto.

That portion of Blocks 143 and 150, Town of Minneapolis Addition, as indicated on Map #1, Project Boundary Map, shall be excluded from the project area.

R 213 B. 2. Urban Renewal Plan Objectives

- a. The removal of structurally substandard buildings and other buildings which impede orderly development of this area;
- b. The elimination of blighting influences such as overcrowding of land, incompatible land uses, traffic congestion, and inefficient or obsolete land usage;
- c. To create in the Cedar-Riverside area an intensively developed major educational, research, and health complex with supporting residential and commercial uses. Coordination of planning and development by the public, institutional, and private developers is intended to create an area of distinguished design which functions effectively;
- d. To provide, through public and private efforts, various types of housing, thereby insuring a heterogeneous population in age, marital status, education, income, and family size. Housing shall be designed primarily for students, staff, faculty, and clientele of the hospitals and institutions of higher learning in the area;
- e. That all housing shall be developed intensively at optimum densities which best serve the proposed educational and institutional character of the area while maintaining privacy and amenity. Due to the anticipated high demand for residential development and in order to accomplish the best possible residential development at the highest possible density, the construction of 2½- and 3-story apartment buildings should not be permitted;
- f. That all potential means of developing new housing should be explored, including condominium, cooperatives, motels, and special housing for both married and single students at rents comparative with their ability to pay.

- R 213 B. 2. g. That all development shall incorporate design of the highest quality in art, architecture, site planning, and landscape architecture in the treatment of open spaces, buildings, use of materials, scale, appropriateness, functional utility, and harmonious relationship to existing and proposed development;
- h. That new commercial areas should be developed to fulfill the needs primarily of people living and working in the area;
- i. To restore and enhance the natural beauty of the Mississippi gorge by extending the West River Parkway northward along the River;
- j. To develop a convenient, efficient, and safe circulation system for pedestrians, bicycles, automobiles, and busses, separating pedestrians and bicycles from motorized vehicles whenever possible;
- k. That vehicular traffic which has no destination or origin within the area should be discouraged from using area streets;
- l. To connect major institutional and other developments with a climate-controlled walkway system;
- m. To maintain the identity of individual institutions and private developments within the framework of an overall coordinated design plan which provides a positive and distinctive image for the entire area;
- n. To provide coordinated project improvements such as streets, sidewalks, underground placement of utility lines, street furniture, lighting, signs, paving, planting, and landscaping;
- o. To provide for parks, playgrounds, private courtyards, and institutional campus areas necessary to complement other more intensive land uses.

R 213 B. 3. Types of Proposed Renewal Action

- a. Clearance of existing structures and redevelopment to new public or private uses, as appropriate, in the various sub-areas of Cedar-Riverside;
- b. Vacation of some existing streets and alleys, dedication of new public rights-of-way, and redesignation of the use of some public streets;
- c. All necessary replacement or rehabilitation of utilities, public and private, including underground placement of utility lines;
- d. Coordination of all new developments, public and private, in order to insure compliance with all provisions of the Urban Renewal Plan.

R 213
3/1/68
P. 6
Rev. 9/12/68

R 213 C. Land Use Plan

1. Land Use Plan - Map 2

The "Land Use Plan" coded R 213 (1) and labeled Map #2, is a part of this Urban Renewal Plan.

The purpose of this Land Use Plan Map is to:

- a. Indicate locations of existing and proposed freeways and other public thoroughfares which are fixed in location; *
 - b. Identify and locate, within the project area, the "areas of interest" of the various institutional uses;
 - c. Indicate where institutional, residential, commercial-residential, and health and health related land uses are permitted, subject to alternative land uses as described in C.2.a. (9), (10), (11), and (12).
- * Only the freeways and the streets indicated on the Land Use Plan Map as arterial or collector streets are considered to be fixed in location. All other streets are considered local streets and are not fixed. They illustrate the need for local access; however, the exact location is to be determined by final development plans within the project area.

a. Permitted Land Uses

(1) The following uses are permitted in those areas designated on the Land Use Plan Map as institutional.

- Multiple-family dwellings *
- Colleges, junior colleges, and universities, including fraternity and sorority houses, dormitories, and other structures and facilities necessary in the operation of a college or university.
- Educational and cultural institutions, including elementary schools, high schools, nursery schools, public libraries, public art galleries, public museums and aquariums, health and medical institutions, including hospitals, convalescent, nursing, and rest homes, boarding care homes, government operated health centers, and institutions for the care of the aged and children.
- Offices, business and professional, including medical and dental clinics
- Recreational and social facilities
- Parks and playgrounds
- Religious institutions
- Public housing and other forms of low- or moderate-cost housing, subsidized or unsubsidized

R 213 C. 2. a. (2) The following uses are permitted in those areas designated on the Land Use Plan Map as residential.

-- Multiple-family dwellings *

Retail food shops and valet shops are permitted in multiple-family dwellings containing 50 or more dwelling units.

-- Apartment hotels **

Restaurants, drug stores, dress shops, gift shops, haberdasheries, retail food shops, valet shops, beauty shops, and barber shops are permitted in apartment hotels.

-- Educational and cultural institutions

Including accredited elementary schools, junior and senior high schools, public libraries and public art galleries, and public museums and aquariums.

-- Recreational and social facilities

Including public athletic fields, parks and playgrounds, and public recreational buildings and community centers.

--- Religious institutions

--- Clubs and lodges

--- Planned Residential Developments ***

-- Public housing and other forms of low- or moderate-cost housing, subsidized or unsubsidized

* A multiple-family dwelling is a building containing three or more dwelling units but not including motel, hotel, or rooming houses.

- Hardware stores
- Jewelry stores
- Laboratories - medical and dental
- Launderettes and cleanerettes -
automatic, self-service
- Leather goods and luggage stores
- Liquor - non-intoxicating malt,
packaged
- Liquor - non-intoxicating malt
- Liquor - intoxicating
- Liquor - intoxicating, packaged
- Medical and dental clinics
- Millinery shops
- Musical instrument sales and repairs
- Office supply stores
- Offices - business and professional
- Optical sales
- Parking lots and structures
- Pet shops
- Phonograph, record, and sheet music
stores
- Photograph studios
- Physical culture and health services
- Post offices
- Radio and television service and
repair shops
- Religious institutions
- Restaurants, including live
entertainment and the serving of
alcoholic beverages if incidental
to the serving of food as the
principal activity
- Schools - commercial, trade, music,
dance, business
- Shoe stores
- Sporting goods stores
- Tailor shops
- Taverns
- Telegraph offices
- Theaters, in-door
- Ticket agencies
- Tobacco shops
- Travel bureaus
- Variety stores

- Wearing apparel stores
- Multiple-family dwelling units, apartment hotels, motels
- Planned Business Developments
- And other commercial uses which meet the objectives of the Plan
- Public housing and other forms of low- or moderate-cost housing, subsidized or unsubsidized

All signs are subject to approval of The Housing and Redevelopment Authority in and for the City of Minneapolis.

All business establishments shall be retail or service establishments which deal directly with the customer.

All business servicing or processing except off-street parking or off-street loading shall be conducted within completely enclosed buildings.

- (5) The following uses are permitted in the area designated on the Land Use Plan Map as health and health related.

- Colleges, junior colleges, and universities, including fraternity and sorority houses, dormitories, and other structures and facilities necessary in the operation of a college or university.

- (8) Public utility and service uses such as bus stations, bus turn-arounds, electrical substations, fire stations, telephone transmission equipment, etc., are permitted uses as necessary.
- (9) Residential uses shall not be permitted in the block bounded by Interstate Freeway #94, 25th Avenue South, and Riverside Avenue.
- (10) Blocks 1, 2, 3, 83, 84, and 85 (see Map #3 for block location), or portions thereof which are not developed for the uses as indicated on the Land Use Plan Map, Map #2, within five years from the date The Housing and Redevelopment Authority in and for the City of Minneapolis enters into a Loan and Grant Contract with the United States Department of Housing and Urban Development, may then be developed for either residential or institutional uses as permitted in this Urban Renewal Plan. However, institutional uses may be permitted only with the consent of the Minneapolis City Council.
- (11) Blocks 58, 59, 78, 79, 80, and 81 (see Map #3 for block location), or portions thereof which are indicated on the Land Use Plan Map, Map #2, as residential, may be used for institutional purposes as described in (1) above. However, institutional uses may be permitted only with the consent of the Minneapolis City Council.
- (12) Any portion of Block 21 not acquired for institutional purposes by the University of Minnesota may be used for commercial purposes as permitted in this Plan.

R 213 C. 2. b. Additional Regulations, Controls, or
Restrictions to Be Imposed by this Urban
Renewal Plan on the Sale of All Land Acquired

(1) Maximum Residential Densities

For all residential developments, the average density in dwelling units per acre shall not exceed 125.

(2) Setbacks and Sideyards

In areas designated on the Land Use Plan Map, R 213 (1), Map #2, as residential, the following yard requirements shall be maintained subject to approved adjustments in planned residential developments:

Front	-	15 feet
Interior side	-	5 feet *
Corner side	-	8 feet *
Rear	-	5 feet *

* Plus two feet per story for each story over one story in height.

(3) Floor-Area-Ratios

The floor-area-ratio of the building or buildings on any site shall not exceed 3.2.

The floor-area-ratio of any site is the floor area of the building or buildings proposed for the site divided by the area of the site.

(4) Open Space

A minimum of ten (10) percent of the lot area, in addition to required setbacks, shall be open space unobstructed except by lawns, shrubs, play equipment, or yard furniture in areas designated as residential.

R 213 C. 2. b. (5) Parking and Loading

159.5
110
45
550
440
49,50

The prospective developer of any new construction in this project must demonstrate that his proposal for parking and off-street loading will meet the requirements of the uses proposed. Such demonstration must cover the size of individual parking spaces, drive access lanes, turning movement areas, whether for automobiles or trucks, and storage areas for snow.

(6) Landscaping and Related Requirements

All new developments will be required to landscape or plant a minimum of 15 percent of the gross site area. Areas for vehicular traffic cannot be counted as landscaping. Pedestrian circulation space and other areas partly developed with planting will be counted as landscaping.

(7) The above regulations, controls, or restrictions may be adjusted by The Housing and Redevelopment Authority in and for the City of Minneapolis upon demonstration by the prospective developer that the objectives of the Urban Renewal Plan can better be met through other provisions or a modification of these requirements.

R 213
3/1/68
P. 17
Rev. 9/12/68

R 213 C. 2. b. (8) These land use provisions and building requirements shall be applied in addition to official codes, ordinances, and other legal controls in the City of Minneapolis and the State of Minnesota. Should there be a conflict between any of the existing official codes, ordinances, and other legal controls in the City of Minneapolis and State of Minnesota with these land use provisions and building requirements, the stricter and more limiting requirement shall apply.

c. Period During Which Land Use Provisions and Land Use Requirements Will Be in Effect

The requirements and provisions established in this Urban Renewal Plan shall apply to all property and shall run continuously from the date the Minneapolis City Council approves this Urban Renewal Plan and shall remain in effect until 15 years thereafter.

D. Project Proposals

1. Land Acquisition

a. This Urban Renewal Plan places all real property within the project area into one of three categories.

(1) Properties identified as "to be acquired" on the Property Acquisition Map, Map #3, will be acquired for clearance and redevelopment.

R 213
3/1/68
P. 18
Rev. 9/12/68

R 213 D. 1. a. (2) Properties identified as "not to be acquired" on the Property Acquisition Map, Map #3, are exempt from acquisition except through Plan modification as provided for in Section F. of this Urban Renewal Plan.

(3) Properties identified as "conditionally excluded from acquisition" on the Property Acquisition Map, Map #3, will not be acquired except as provided for in d. below, but in any event, shall not be acquired prior to October 1, 1969.

Block numbers 58, 59, 78, 79, 80, 81, and that part of Block 60 lying south of the east-west alley, as indicated on the Property Acquisition Map, Map #3, shall not be acquired within five years from the date of approval of this Urban Renewal Plan by the Minneapolis City Council. Thereafter, these said blocks will, for an additional five-year period, be subject to acquisition under the conditions set forth in Section D.1.d.

b. Some of the properties referred to in the above categories will be dedicated to street or other public rights-of-way in accordance with the Land Use Plan, R 213 (1), Map #2.

c. It is not proposed to acquire any real property for purposes of rehabilitation and conservation in this project.

R 213
3/1/68
P. 19
Rev. 9/12/68

- R 213 D. 1. d. Conditions under which properties designated on the Property Acquisition Map, Map #3, as "conditionally excluded from acquisition" will be acquired.

Those areas identified on the Property Acquisition Map, Map #3, as "conditionally excluded from acquisition" are owned entirely or partially by developers or institutions who have indicated an interest in developing these areas in accordance with the Plan. Within five years from the date of adoption of this Plan by the City Council, The Housing and Redevelopment Authority in and for the City of Minneapolis will entertain proposals for the redevelopment of such areas by the owners thereof. Such proposals may be submitted by individual owners or by groups of owners and may provide for the coordinated redevelopment of individual parcels or of portions or combinations of parcels. The Housing and Redevelopment Authority in and for the City of Minneapolis will select such proposals, if any, as in its judgment will best fulfill the objectives of the Plan as set forth in Section B.2. The selection of any proposal will be subject to The Housing and Redevelopment Authority in and for the City of Minneapolis, which will include provisions for the subjection of all the land included in the proposal to the controls of this Plan set forth in Section C.2.c. and may provide for the acquisition by The Housing and Redevelopment Authority in and for the City of Minneapolis by eminent domain or otherwise of any parcels not owned by the proposing redeveloper. If such an agreement be entered into, then said land shall not be acquired by The Housing and Redevelopment Authority in and for the City of Minneapolis. If such agreement is not entered into within five years from the approval of the Plan by the City Council, or if the owner refuses to consider such an agreement and requests The Housing and Redevelopment Authority in and for the City of Minneapolis to proceed with acquisition, then The Housing and Redevelopment Authority in and for the City of Minneapolis will acquire the property for redevelopment in accordance with the Plan.

R 213 D. 1. e. Any land within the boundaries of the Cedar-Riverside Urban Renewal Area which is declared excess land by the Minnesota Highway Department may be acquired by The Housing and Redevelopment Authority in and for the City of Minneapolis.

f. General Procedure to be Followed in Considering Proposals to Develop Project Land Being Offered for Sale

If more than one proposal be offered for the redevelopment of the same parcel, all of which proposals, in the judgment of The Housing and Redevelopment Authority in and for the City of Minneapolis, equally fulfill the objectives of this Urban Renewal Plan, The Housing and Redevelopment Authority in and for the City of Minneapolis shall give preference to the proposal which is made by persons displaced by the action of The Housing and Redevelopment Authority in and for the City of Minneapolis under this Urban Renewal Plan.

2. Rehabilitation and Conservation

It is the objective of this Urban Renewal Plan that properties remaining in the project area be rehabilitated in substantial conformance with Section C.2.b. of this Urban Renewal Plan. The minimum rehabilitation standard to be enforced upon those properties remaining in the project area is the achievement of maximum conformance to the existing City of Minneapolis construction, building, maintenance, plumbing, heating, and electrical codes and ordinances.

R 213
3/1/68
P. 21
Rev. 9/12/68

R 213 D. 3. Statement of Proposals to Provide Low- and Moderate-Cost Housing

This project does not propose a majority of the net land acreage to be used for residential purposes.

In considering proposals for private residential development, The Housing and Redevelopment Authority in and for the City of Minneapolis shall give preference to those proposals which include housing for low- and moderate-income families and individuals under such programs as 221 (d) (3), leased housing, and similar programs.

4. Redevelopers' Obligations

- a. The Housing and Redevelopment Authority in and for the City of Minneapolis will develop a flexible design framework based on the plans of individual developers. It will be subject to revision and amendment over the life of the project. It is expected that the design framework will be general initially, but will become more detailed as the plans of developers progress.
- b. Plans of developers will be subject to review of The Housing and Redevelopment Authority in and for the City of Minneapolis for consistency with the Redevelopment Plan and the design plan for Cedar-Riverside. The Housing and Redevelopment Authority in and for the City of Minneapolis may establish a design advisory committee or committees representing the major institutional and private developers and such other public and private representatives of the design profession.

R 213 D. 4. c. The Housing and Redevelopment Authority in and for the City of Minneapolis may, from time to time, designate design consultants to work with its staff and the developers to assist in achieving the design objectives.

d. The general requirements to be imposed by the Contract for Sale between the redevelopers of property and The Housing and Redevelopment Authority in and for the City of Minneapolis are:

- (1) To redevelop the land purchased in accordance with this Urban Renewal Plan.
- (2) To commence and complete the building of improvements on the land within a reasonable period of time as determined by The Housing and Redevelopment Authority in and for the City of Minneapolis.
- (3) Not to resell the land before improvements are made without the prior consent of The Housing and Redevelopment Authority in and for the City of Minneapolis.
- (4) Not to discriminate on the basis of race, color, creed, or national origin in the sale, lease, transfer, or occupancy of the land purchased from The Housing and Redevelopment Authority in and for the City of Minneapolis.
- (5) To devote the property only to the uses permitted under this Urban Renewal Plan until January 1, 1983, as set forth in Section C.2.a. of this Urban Renewal Plan.

All public and private utility services; such as water, sewer, gas, electric, telephone, serving parcels to be disposed of under this Urban Renewal Plan shall be placed underground except where physical conditions such as relatively small parcels adjacent to existing uses not to be acquired and parcels sold to existing uses for expansion purposes would prohibit underground placement of utilities.

E. Other Provisions Necessary to Meet State and Local Requirements

1. Relocation

The Housing and Redevelopment Authority in and for the City of Minneapolis accepts as binding its obligations under State and Local Law for relocation and will administer relocation services for families, individuals, and businesses to be displaced by public action. The Housing and Redevelopment Authority in and for the City of Minneapolis certifies that there is no deficit in the housing supply for low-rent public housing, private rental accommodations, or housing offered for sale.

The relocation office will be conveniently located for site occupants and will be staffed by supervisory and technical personnel. Interviews will be conducted with site occupants to determine their relocation needs and to give them information regarding their right to relocation service and payment. Families eligible for low-rent public housing shall be given absolute priority for such units.

All relocation housing shall be inspected before families are referred. No referrals shall be made to substandard housing. The standards shall be the minimum standards for maintenance of dwellings in the City of Minneapolis as provided for in the Housing Ordinance. No family shall be required to accept referral to a dwelling unit if the monthly charge exceeds a reasonable portion of the family's monthly income. Referrals shall be given to decent, safe, and sanitary accommodations which shall be accessible to the place of employment of the primary wage earner and in an area which is not less desirable with regard to public utilities and commercial facilities than those existing in the area from which the family is being displaced.

2. Official Action to Carry Out the Urban Renewal Plan

Minnesota law requires that the Minneapolis City Planning Commission review this Urban Renewal Plan and that its written opinion, if any, accompany the Urban Renewal Plan when it is officially submitted to the City Council for approval. In approving the Urban Renewal Plan, the City Council is responsible for carrying out those elements of the Urban Renewal Plan requiring official action by the City government:

Vacation of streets and/or alleys

Acceptance of dedicated streets and/or alleys

Acceptance of changes in public utilities, streets, sidewalks, sewers, and storm drains

Necessary zoning changes when proposed before the City Council

Provisions for financing the City's share of the net project cost

This Urban Renewal Plan may be modified provided the modification shall be adopted by The Housing and Redevelopment Authority in and for the City of Minneapolis and the Minneapolis City Council under provisions of the Municipal Housing and Redevelopment Act of the State of Minnesota, Section 462.525, Subdivision 6, as follows:

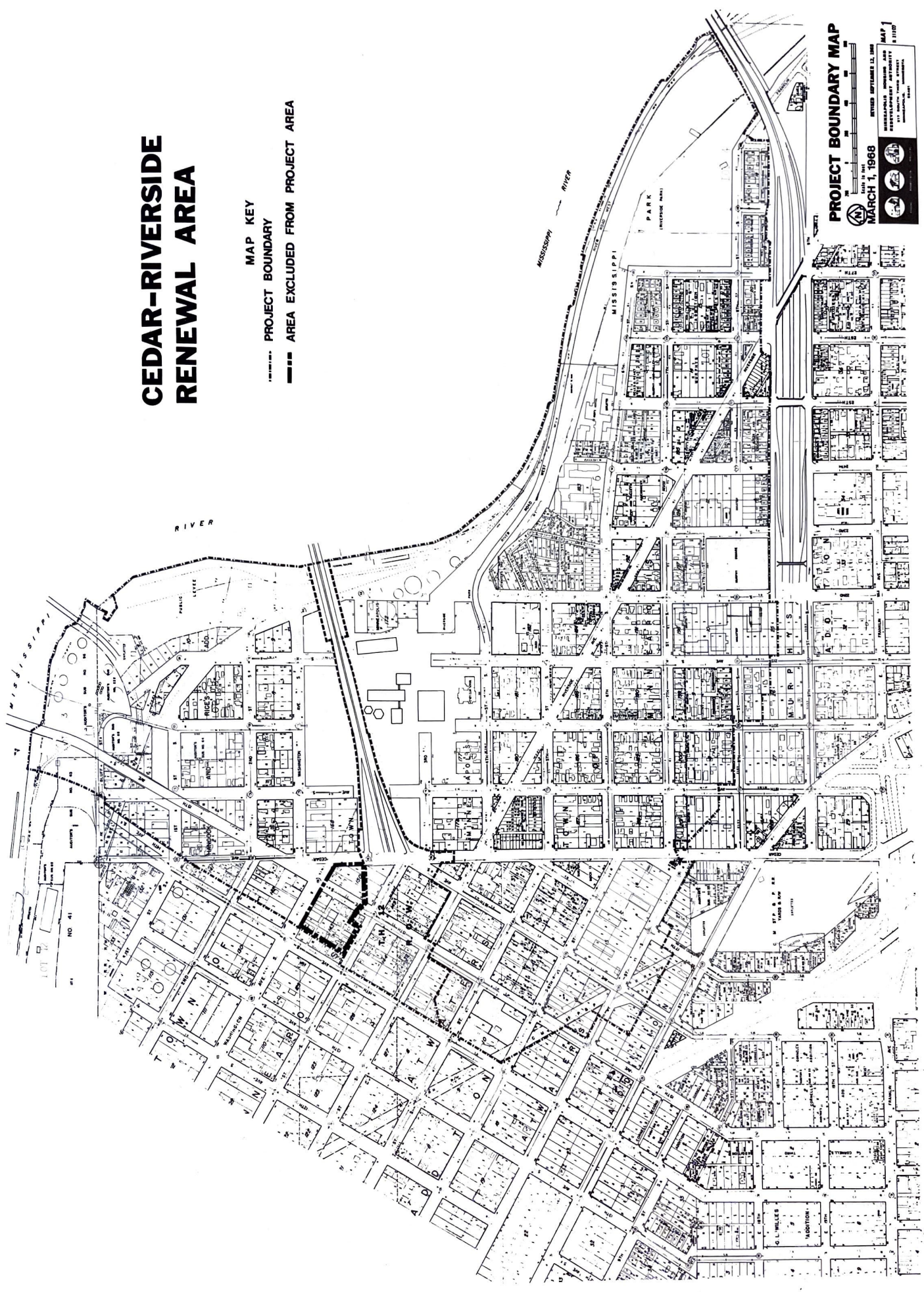
"Subd. 6. Modification of plan. A redevelopment plan may be modified at any time before or after the lease or sale of the project area or parts thereof, provided the modification shall be adopted by the authority and the governing body of the political subdivision in which the project is located, upon such notice and after such public hearing as is required for the original adoption of the redevelopment plan: Provided, however, that where the authority determines the necessity of changes in an approved redevelopment plan or approved modification thereof, which changes do not alter or affect the exterior boundaries, or do not substantially alter or affect the general land uses established in such plan, such changes shall not constitute a modification of the redevelopment plan nor require approval by the governing body of the political subdivision in which the project is located."

G. Redevelopment Plan

This Urban Renewal Plan also constitutes the Redevelopment Plan.

CEDAR-RIVERSIDE RENEWAL AREA

MAP KEY
 - - - - - PROJECT BOUNDARY
 - - - - - AREA EXCLUDED FROM PROJECT AREA



PROJECT BOUNDARY MAP

MINNEAPOLIS METROPOLITAN AREA
 REDEVELOPMENT AUTHORITY
 1000 W. WASHINGTON
 MINNEAPOLIS, MINN. 55401

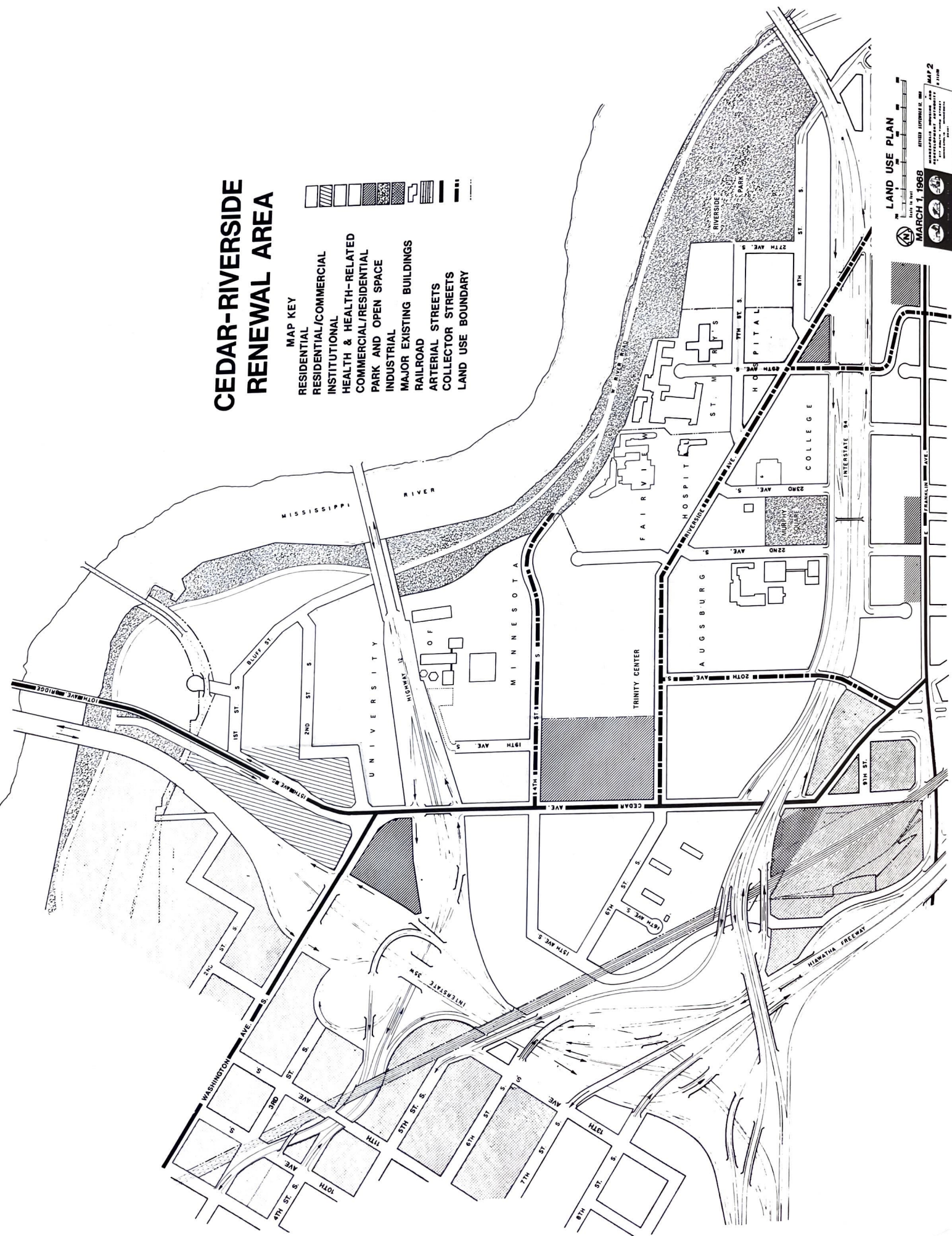
REVIEWED SEPTEMBER 12, 1968
 DATED IN 1961
 MARCH 1, 1968

MAP 1

CEDAR-RIVERSIDE RENEWAL AREA

MAP KEY

- RESIDENTIAL
- RESIDENTIAL/COMMERCIAL
- INSTITUTIONAL
- HEALTH & HEALTH-RELATED
- COMMERCIAL/RESIDENTIAL
- PARK AND OPEN SPACE
- INDUSTRIAL
- MAJOR EXISTING BUILDINGS
- RAILROAD
- ARTERIAL STREETS
- COLLECTOR STREETS
- LAND USE BOUNDARY



LAND USE PLAN

REVISOR: SEPTEMBER 19, 1968
MARCH 1, 1968
MAP 2
MINNEAPOLIS, MINNESOTA
CITY OF MINNEAPOLIS
PLANNING DEPARTMENT
STREET MAPS
1:10,000

CEDAR-RIVERSIDE RENEWAL AREA

MAP KEY

-  PROPERTY TO BE ACQUIRED FOR CLEARANCE AND REDEVELOPMENT.
-  PROPERTY CONDITIONALLY EXCLUDED FROM ACQUISITION.
-  PROPERTY NOT TO BE ACQUIRED.
-  T.H. 12 R.O.W. BOUNDARY
-  AREA EXCLUDED FROM PROJECT AREA.
-  AREA NOT TO BE ACQUIRED WITHIN FIVE (5) YEARS FROM DATE OF CITY COUNCIL APPROVAL OF THE URBAN RENEWAL PLAN. SEE SECTION 902.0 D.1.4.00



PROPERTY ACQUISITION MAP

MARCH 1, 1968

REVIEWED SEPTEMBER 12, 1968

MAP 3

REVIEWED SEPTEMBER 12, 1968

REVIEWED SEPTEMBER 12, 1968

REVIEWED SEPTEMBER 12, 1968

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